

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON
SEATTLE DIVISION

In Re: §
§
WWW STORAGE LLC § Case No. 16-11703 TWD
§
Debtor §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

Ronald G. Brown - Chapter 7 Trustee, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: 100,005.00
(Without deducting any secured claims)

Assets Exempt: NA

Total Distributions to Claimants: 619,314.35

Claims Discharged

Without Payment: NA

Total Expenses of Administration: 180,685.65

3) Total gross receipts of \$ 800,000.00 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$ 0.00 (see **Exhibit 2**), yielded net receipts of \$ 800,000.00 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from Exhibit 3)	\$ 1,087,820.00	\$ 415,132.24	\$ 416,032.23	\$ 416,032.23
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from Exhibit 4)	NA	180,685.65	180,685.65	180,685.65
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from Exhibit 5)	NA	NA	NA	NA
PRIORITY UNSECURED CLAIMS (from Exhibit 6)	0.00	16,255.50	16,255.50	16,392.34
GENERAL UNSECURED CLAIMS (from Exhibit 7)	NA	2,495,192.41	2,495,192.41	186,889.78
TOTAL DISBURSEMENTS	\$ 1,087,820.00	\$ 3,107,265.80	\$ 3,108,165.79	\$ 800,000.00

4) This case was originally filed under chapter 11 on 03/30/2016 , and it was converted to chapter 7 on 08/24/2016 . The case was pending for 27 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 11/13/2018 By: /s/Ronald G. Brown - Chapter 7 Trustee
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE ¹	\$ AMOUNT RECEIVED
Real property - 23703 Military Rd S Kent WA	1110-000	800,000.00
TOTAL GROSS RECEIPTS		\$ 800,000.00

¹The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA		NA	NA
TOTAL FUNDS PAID TO DEBTOR & THIRD PARTIES			\$ 0.00

EXHIBIT 3 – SECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Chris Kealy		787,820.00	NA	NA	0.00
	Classic Pioneer		300,000.00	NA	NA	0.00
5	MORTGAGE EQUITIES INC, PROFIT SHARI	4110-000	0.00	400,068.03	400,068.02	400,068.02
1A	KING COUNTY TREASURY OPERATIONS	4800-000	NA	15,064.21	15,964.21	15,964.21

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TOTAL SECURED CLAIMS			\$ 1,087,820.00	\$ 415,132.24	\$ 416,032.23	\$ 416,032.23

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TRUSTEE COMPENSATION:RONALD G. BROWN	2100-000	NA	43,250.00	43,250.00	43,250.00
TRUSTEE EXPENSES:RONALD G. BROWN	2200-000	NA	440.58	440.58	440.58
LAW OFFICE OF WANDA REIF NUXOLL,P.S	2500-000	NA	4,280.51	4,280.51	4,280.51
UNION BANK	2600-000	NA	3,345.30	3,345.30	3,345.30
KING COUNTY	2820-000	NA	14,245.00	14,245.00	14,245.00
UNITED STATES TRUSTEE	2950-000	NA	325.00	325.00	325.00
ATTORNEY FOR TRUSTEE FEES (OTHER FIRM):RYAN SWANSON & CLEVELAND, PLLC	3210-000	NA	72,324.00	72,324.00	72,324.00
ATTORNEY FOR TRUSTEE EXPENSES (OTHER FIRM):RYAN SWANSON & CLEVELAND, PLLC	3220-000	NA	66.00	66.00	66.00

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
ACCOUNTANT FOR TRUSTEE FEES (OTHER FIRM):BRUCE DEVEREAUX CPA, P.S.	3410-000	NA	2,357.50	2,357.50	2,357.50
ACCOUNTANT FOR TRUSTEE EXPENSES (OTHER FIRM):BRUCE DEVEREAUX CPA, P.S.	3420-000	NA	51.76	51.76	51.76
REALTOR FOR TRUSTEE FEES (REAL ESTATE COMMISSIONS):WELLES RINNING LLC	3510-000	NA	40,000.00	40,000.00	40,000.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$ NA	\$ 180,685.65	\$ 180,685.65	\$ 180,685.65

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA: NA	NA	NA	NA	NA	NA
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$ NA	\$ NA	\$ NA	\$ NA

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
	Desmond Trufant		0.00	NA	NA	0.00
	Internal Revenue Service		0.00	NA	NA	0.00
	King County Dept of Assessment		0.00	NA	NA	0.00
	Liberty Law		0.00	NA	NA	0.00
	Rabco Corporation		0.00	NA	NA	0.00
	Royal Dev		0.00	NA	NA	0.00
1B	KING COUNTY TREASURY OPERATIONS	5800-000	NA	16,255.50	16,255.50	16,392.34
TOTAL PRIORITY UNSECURED CLAIMS			\$ 0.00	\$ 16,255.50	\$ 16,255.50	\$ 16,392.34

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
6	CHRIS KEALY	7100-000	NA	1,299,738.48	1,299,738.48	0.00
4	CLASSIC PIONEER, LLC	7100-000	NA	300,000.00	300,000.00	0.00
	CLERK, KING COUNTY SUPERIOR COURT	7100-000	NA	0.00	0.00	186,889.78

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
7	MEMBER MANAGEMENT SERVICES, LLC	7100-000	NA	250,045.93	250,045.93	0.00
3	THE BRICK MANAGEMENT, LLC	7100-000	NA	645,408.00	645,408.00	0.00
TOTAL GENERAL UNSECURED CLAIMS			\$ NA	\$ 2,495,192.41	\$ 2,495,192.41	\$ 186,889.78

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1
Exhibit 8

Case No: 16-11703 TWD Judge: Timothy W. Dore
Case Name: WWW STORAGE LLC

Trustee Name: Ronald G. Brown - Chapter 7 Trustee
Date Filed (f) or Converted (c): 08/24/16 (c)
341(a) Meeting Date: 10/13/16
Claims Bar Date: 12/05/16

For Period Ending: 11/13/18

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. Checking account - HomeStreet Bank No marketable value.	5.00	5.00		0.00	FA
2. Permit Prepayments - City of Kent Asset investigated; permits expired; no marketable value.	100,000.00	100,000.00		0.00	FA
3. Real property - 23703 Military Rd S Kent WA Amended schedule decreased value of property;sold per 10/23/17 court order; disbursement to state court proceedings on Mortgage Equities secured claim per same court order.	1,500,000.00	764,115.00		800,000.00	FA

TOTALS (Excluding Unknown Values)	\$1,600,005.00	\$864,120.00	\$800,000.00	Gross Value of Remaining Assets \$0.00 (Total Dollar Amount in Column 6)
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Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Initial Projected Date of Final Report (TFR): 05/01/18 Current Projected Date of Final Report (TFR): 09/01/18

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 1
Exhibit 9

Case No: 16-11703 -TWD
Case Name: WWW STORAGE LLC

Trustee Name: Ronald G. Brown - Chapter 7 Trustee
Bank Name: UNION BANK
Account Number / CD #: *****4951 Checking Account (Non-Interest Earn

Taxpayer ID No: *****5536
For Period Ending: 11/13/18

Blanket Bond (per case limit): \$ 78,753,461.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
11/03/17		LAW OFFICE OF WANDA REIF NUXOLL, P.S. 22525 SE 64th Place, Suite 245 Issaquah, WA 98027	BALANCE FORWARD Sale Proceeds		341,258.63		0.00 341,258.63
	3	LAW OFFICE OF WANDA REIF NUXOLL,P.S	Memo Amount: 800,000.00 Sale Proceeds	1110-000			
		MORTGAGE EQUITIES INC, PROFIT SHARI	Memo Amount: (367,568.02) Secured Claim	4110-000			
		WELLES RINNING LLC	Memo Amount: (40,000.00) Real Estate Commission	3510-000			
		KING COUNTY	Memo Amount: (14,245.00) Taxes (Excise)	2820-000			
		KING COUNTY TREASURY OPERATIONS	Memo Amount: (16,255.50) Taxes (Real Estate)	4800-000			
		LAW OFFICE OF WANDA REIF NUXOLL,P.S	Memo Amount: (4,280.51) Escrow Costs	2500-000			
		KING COUNTY TREASURY OPERATIONS	Memo Amount: (16,392.34) Taxes (Real Estate)	5800-000			
12/08/17		LAW OFFICE OF WANDA REIF NUXOLL, P.S. 22525 SE 64th Place, Suite 245 Issaquah, WA 98027	Refund (Taxes)			-291.29	341,549.92
		KING COUNTY TREASURY OPERATIONS	Memo Amount: 291.29 Refund (Taxes)	4800-000			
12/26/17		UNION BANK	BANK SERVICE FEE	2600-000		409.04	341,140.88
01/25/18		UNION BANK	BANK SERVICE FEE	2600-000		507.39	340,633.49
02/26/18		UNION BANK	BANK SERVICE FEE	2600-000		506.87	340,126.62
03/26/18		UNION BANK	BANK SERVICE FEE	2600-000		457.22	339,669.40
04/25/18		UNION BANK	BANK SERVICE FEE	2600-000		505.40	339,164.00
05/04/18	010001	United States Trustee	U.S.Trustee Fees	2950-000		325.00	338,839.00

Page Subtotals 341,258.63 2,419.63

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 2
Exhibit 9

Case No: 16-11703 -TWD
Case Name: WWW STORAGE LLC

Trustee Name: Ronald G. Brown - Chapter 7 Trustee
Bank Name: UNION BANK
Account Number / CD #: *****4951 Checking Account (Non-Interest Earn

Taxpayer ID No: *****5536
For Period Ending: 11/13/18

Blanket Bond (per case limit): \$ 78,753,461.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
05/04/18	010002	700 Stewart Street Suite 5103 Seattle, WA 98101 Mortgage Equities Inc, Profit Sharing Plan & Trust c/o Hacker & Willig, Inc., P.S. 520 Pike Street, Suite 2500 Seattle, WA 98101	Secured Claim	4110-000		32,500.00	306,339.00
05/25/18		UNION BANK	BANK SERVICE FEE	2600-000		488.42	305,850.58
06/25/18		UNION BANK	BANK SERVICE FEE	2600-000		470.96	305,379.62
10/17/18	010003	Ronald G. Brown 999 Third Avenue, Suite 2525 Seattle, WA 98104	Chapter 7 Compensation/Fees	2100-000		43,250.00	262,129.62
10/17/18	010004	Ronald G. Brown 999 Third Avenue, Suite 2525 Seattle, WA 98104	Chapter 7 Expenses	2200-000		440.58	261,689.04
10/17/18	010005	RYAN SWANSON & CLEVELAND, PLLC 1201 Third Avenue, Suite 3400 Seattle, WA 98101-3034	Attorney Fees	3210-000		72,324.00	189,365.04
10/17/18	010006	RYAN SWANSON & CLEVELAND, PLLC 1201 Third Avenue, Suite 3400 Seattle, WA 98101-3034	Attorney Expenses	3220-000		66.00	189,299.04
10/17/18	010007	Bruce Devereaux CPA, P.S. 6044 Palatine Avenue North Seattle, WA 98103	Accountant Fees	3410-000		2,357.50	186,941.54
10/17/18	010008	Bruce Devereaux CPA, P.S. 6044 Palatine Avenue North Seattle, WA 98103	Accountant Expenses	3420-000		51.76	186,889.78
10/17/18	010009	CLERK, KING COUNTY SUPERIOR COURT King County Courthouse	Creditor Claims	7100-000		186,889.78	0.00

Page Subtotals 0.00 338,839.00

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 3
Exhibit 9

Case No: 16-11703 -TWD
Case Name: WWW STORAGE LLC

Trustee Name: Ronald G. Brown - Chapter 7 Trustee
Bank Name: UNION BANK
Account Number / CD #: *****4951 Checking Account (Non-Interest Earn

Taxpayer ID No: *****5536
For Period Ending: 11/13/18

Blanket Bond (per case limit): \$ 78,753,461.00
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
		Third and James Streets Seattle, WA 98104					

Memo Allocation Receipts:	800,291.29	COLUMN TOTALS	341,258.63	341,258.63	0.00
Memo Allocation Disbursements:	458,741.37	Less: Bank Transfers/CD's	0.00	0.00	
		Subtotal	341,258.63	341,258.63	
Memo Allocation Net:	341,549.92	Less: Payments to Debtors	0.00		
		Net	341,258.63	341,258.63	
				NET	ACCOUNT
Total Allocation Receipts:	800,291.29	TOTAL - ALL ACCOUNTS	NET DEPOSITS	DISBURSEMENTS	BALANCE
Total Allocation Disbursements:	458,741.37	Checking Account (Non-Interest Earn - *****4951	341,258.63	341,258.63	0.00
			-----	-----	-----
Total Memo Allocation Net:	341,549.92		341,258.63	341,258.63	0.00
			=====	=====	=====
			(Excludes Account Transfers)	(Excludes Payments To Debtors)	Total Funds On Hand

Page Subtotals 0.00 0.00